

Comprehensive Plan for Northfield

- Provides Community Vision
- Provides 12 Land Development Principles
- **Principle 1: The small town character will be enhanced.**
  - Future areas for growth and development will reflect the essential elements of “Old Northfield” with respect to the form and pattern of development.
  - New development and redevelopment will be sensitive to pedestrians in terms of scale and walkability.
- **Principle 2: The natural environment will be protected, enhanced and better integrated in the community.**
  - Convenient and accessible recreational opportunities will be provided for all ages on parkland and greenspaces. These areas will be enhanced, and new areas set aside that connect people to the natural environment, and promote recreational opportunities to support active and healthy lifestyles.
- **Principle 3: The preference for accommodating future growth is in infill locations, then redevelopment opportunities, and then on the edge of existing developed areas.**
  - When new development occurs at the edge of the Community through annexations, it will be done with great care by creating well defined residential neighborhoods, a green edge or a well designed place for commerce, so as not to compromise the rural landscape or the small town character.
- **Principle 4: New and redeveloped residential communities (areas) will have strong neighborhood qualities.**
  - Neighborhoods will be walkable with pedestrian friendly streets containing sidewalks that accommodate automobiles at lower speeds and volumes that provide for bicycle mobility on the street and give priority to the pedestrian experience.
  - Community gathering areas will be integrated into new residential areas to promote opportunities for social interaction and public events.
- **Principle 5: Environmentally-sensitive and sustainable practices will be integrated into new developments and redeveloped areas.**
  - Compact/cluster subdivision design will be the preferred pattern of residential development in edge areas.
- **Principle 6: Places with a mix of uses that are distinctive and contribute to increasing the City’s overall vitality are preferred.**
  - Mixed-use centers, places that mix small-scale retail, residences, offices and civic uses will become part of the new development pattern, where applicable, in the City.
- **Principle 7: Neighborhood serving commercial will be small scale and integrated with the residential context.**
- **Principle 8: A wider range of housing choices will be encouraged – in the Community as well as in neighborhoods.**

- New residential development will offer a variety of housing types and prices, including affordable and workforce housing.
- **Principle 9: Rural character of certain areas of the Community will be protected.**
  - The primary elements that make up this character are the rural roads, expansive agrarian views, and rural architectural vernacular.
- **Principle 10: Streets will create an attractive public realm and be exceptional places for people.**
  - Roadways and streets are important elements of the built environment and will strengthen the character of the setting.
  - Roadways and streets will be given greater consideration as part of future development to ensure they contribute to the neighborhood character and people-oriented functions.
  - The City will take great care in protecting the rural roadway character on the edge of the Community.
- **Principle 11: Places will be better connected, in part to improve the function of the street network and also to better serve neighborhoods.**
  - The street pattern will be improved to keep local traffic off major arterials, and high-speed through traffic off local streets.
  - A better connected grid or modified grid street system is the preferred network for future development and redevelopment.
- **Principle 12: Opportunities will be created to walk and bike throughout the Community.**
  - The design of local streets will encourage pedestrian and bicycle movement through features such as sidewalks, bike paths, narrower street widths, and quality planter and buffer strips to protect the pedestrian.
  - Sidewalks, walking trails and bike paths will be connected to public parks and other destinations, including shopping and entertainment areas.
  - Biking and other alternate forms of transportation will be provided as a viable form of transportation.

#### Greater Northfield Area Greenway System Action Plan

- Provides Greenway characteristics
- Northfield Township Loop identified in Meadows Park area

#### Gateway Corridor Improvement Plan

- Does not identify Gateway in area, but provides guidance and design principles

#### Comprehensive Transportation Plan Update

- Provides goals and objectives for Plan implementation
- Provides street and multimodal design guidelines
- Details Parkway concept (Ford St?)
- Future Transportation Plan designates Ford St as proposed minor collector extended to Hall Ave.

#### Northfield Parks, Open Space and Trail System Plan

- Identifies Local Neighborhood Trail through Meadows Park

- Identifies Northfield Township Loop destination trail in Natural Greenway Corridor

Natural Resource Inventory

Surface Water Management Plan

Spring Creek Watershed Update